

BIXBY HACIENDA PLAZA

±2,100 SF DRIVE THRU POTENTIALLY AVAILABLE FOR LEASE

17182 Colima Road, Hacienda Heights, CA 91745



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PROGRESSIVE
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BROKER CO-OPERATION

Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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The information provided in this Offering Memorandum is confidential and can only be shared with those advisors that a buyer needs to share such information with in order to make an informed buying decision. All parties receiving this information shall not utilize this information to the detriment of the seller including, but not limited to, utilizing this information to solicit the seller's tenants for relocation to another property or contacting the tenants in any way relative to this property without the seller's prior written approval.

ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

2,000+
SALES/LEASES

TOTAL SALES OVER

\$2B+

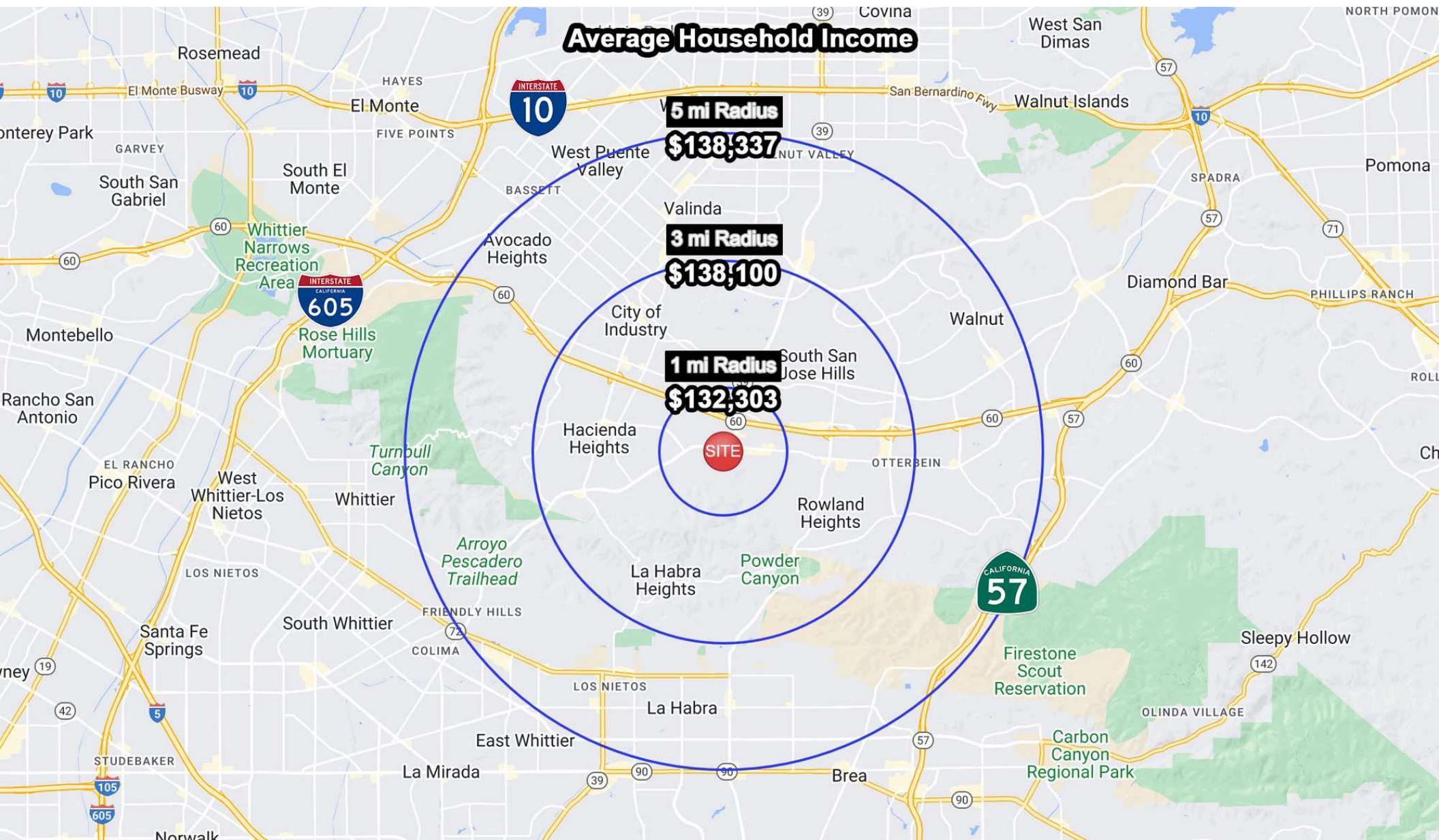
PROPERTY OVERVIEW



HIGHLIGHTS

- ±960 SF Former Restaurant Available.
- ±2,100 SF Drive Thru Restaurant Potentially Available
- ±1,920 SF Shop Space Available
- The shopping center is anchored by 168 Market, Daiso, and a group of high performance restaurants led by Yakiyo Premium Japanese BBQ, 85 Degree, Uncle Tetsu, Delicious Food Corner, Panda Express, El Pollo Loco, Spicy Impression, and many more.
- It is located on the southwest corner of Colima Road and Azusa Ave, which experiences extremely high traffic volume of approximately over ±72,000 cars per day.
- The trade area is affluent, with an average income above \$138,100 per year within 3 miles.
- It is adjacent to Courtyard by Marriott (150 rooms) and across the street from the regional Puente Hills shopping mall.
- The shopping center offers convenient proximity to the 60 Freeway

LOCATION MAP



SITE PLAN



RETAILER MAP IMMEDIATE VICINITY



PHOTOS OF MONUMENT SIGNAGE



PHOTOS OF CO-TENANTS



Panda Express



±2,100 SF Drive Thru - Potentially Available



Yakiya



Daiso

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION			
2025 Total Population	12,012	122,535	346,681
2025 Median Age	46.2	40.5	40.2
2025 Total Households	4,200	36,701	105,641
2025 Average Household Size	2.9	3.3	3.3
INCOME			
2025 Average Household Income	\$132,303	\$138,100	\$138,337
2025 Median Household Income	\$101,532	\$105,558	\$107,699
2025 Per Capita Income	\$46,272	\$41,413	\$42,251
BUSINESS SUMMARY			
2025 Total Businesses	832	6,355	16,577
2025 Total Employees	6,684	54,589	137,319

